

Section 184 Indian Housing Loan Guarantee Program

Expand
homeownership
in Indian Country
with the knowledge
you will gain in
this informative
program!

MORTGAGE LENDING IN INDIAN COUNTRY

This FREE two-day program will inform tribal government officials, tribal housing officers and mortgage lenders of all the benefits of this important Indian Country housing program.

SPONSORED BY:

U.S. Department of Housing
and Urban Development
Office of Native American Programs
Office of Loan Guarantee



SECURING THE FUTURE OF INDIAN HOUSING

SECURING THE FUTURE OF INDIAN HOUSING

The HUD Section 184 Indian Housing Loan Guarantee Program encourages homeownership through acquisition, property rehabilitation, new construction and refinance opportunities for Native Americans. The Section 184 Program offers a loan guarantee to lenders who make home mortgage loans to eligible borrowers for homes located in Indian Country. Authorized under the Housing and Community Development Act, the program is open to eligible tribes, Indian Housing Authorities and Native Americans seeking to own a home on their native lands — fee simple land within the operating area of an Indian housing authority or tribe, tribal trust land or individually allotted land on reservations.

Participants at this training will learn from hands-on case studies, worksheets and interactive discussions during this information-packed session, taught by loan guarantee specialists from the U.S. Department of Housing and Urban Development's Office of Native American Programs. Tribal housing employees, mortgage lenders and Indian housing advocates will have the opportunity to network, discuss successful tribal initiatives and develop solutions to the continued need for housing in Indian Country.

Don't miss the opportunity to share your knowledge and experience with other tribes and lenders as we work together to create more housing options for Native Americans.

If you cannot attend this training session, but wish to learn more about the Section 184 Loan Guarantee Program, please visit www.hud.gov/codetalk

**Choose any of
these convenient
dates and locations!**

**MARCH 23–24, 2006
DENVER, CO**

Holiday Inn Denver City Center
1450 Glenarm Place
Denver, CO 80202
(303) 573-1450

**APRIL 11–12, 2006
PORTLAND, OR**

The Benson Hotel
309 Southwest Broadway
Portland, OR 97205
(503) 228-2000

**APRIL 27–28, 2006
ALBUQUERQUE, NM**

Hilton Albuquerque
1901 University Boulevard NE
Albuquerque, NM 87102
(505) 884-2500

**MAY 9–10
ST. PAUL, MN**

Radisson Riverfront Hotel
11 East Kellogg Boulevard
St. Paul, MN 55101
(651) 292-1900

TRAINING AGENDA

LENDER TRAINING

DAY 1

Section 184 Program Overview

- Roles and responsibilities of HUD, lenders, tribes, the housing entity and the BIA
- Eligible lenders
- Direct guarantee
- Loan features
- Borrower/property requirements

Types of Land Ownership

- Within Indian Country/ Area
- Fee simple land
- Allotted trust land
- Tribal trust land

Section 184 Lending Requirements

- Fee simple
- Individual allotted trust land
- Tribal trust land
- HUD leasing requirements

Loan Details

- Loan amount
- Closing costs
- Other costs
- Calculating a Section 184 mortgage

Borrower's Ability to Pay

- Income history/stability
- Allowable forms of income
- Liabilities
- Credit history and review
- Debt to income ratio
- Borrower's investments/ down payment sources
- Tribe/TDHE assistance

184 Loan Process

- Borrower eligibility
- Land status verification
- Environmental review
- Lender submissions
- Closing the loan

Section 184 Single Close Construction Loans

- Construction loan options
- Single close construction loan and expenses
- Single close contingency requirement
- Single close rehabilitation loan
- Loan processing

Refinances

- Types of refinances
- Refinances on trust lands
- Streamline refinances
- Credit qualifying

Loan Closing and Servicing

- Guarantee fee
- Loan servicing
- Delinquent servicing
- Foreclosure or assignment
- Reporting requirements
- Secondary markets

TRIBAL TRAINING

DAY I

Basics of the Section 184 Loan Guarantee Program

- Program overview
- Section 184 partners
- Homeownership opportunities
- Eligible activities
- Land and property requirements
- Eligible borrowers
- Loan features

The Section 184 Lender

- Eligible lenders
- Lender incentives

Tribal Participation in the Section 184 Program

- Legal and administrative framework
- One-stop mortgage program
- Leasing tribal trust land
- Land ownership

Section 184 Mortgage Process

- Section 184 loan process
- Loan documents

Borrower's Ability to Pay

- Income history/stability
- Liabilities
- Debt to income ratio
- Credit history
- Credit history discussion and case studies
- Borrower's investment
- Tribe/TDHE assistance
- Determining the maximum Section 184 loan amount
- Closing costs/prepays

A Guide to Housing Opportunities for Tribes/TDHEs

- Tribe/TDHE loans
- Tribe/TDHE as borrower
- Tribal housing opportunities
- Lease-to-own
- Rental units

Section 184 Construction Loans

- Construction loan options
- Construction loan expenses
- Contingency requirement
- Rehabilitation loans
- Loan processing
- Construction/rehabilitation documents

Section 184 Refinancing

- Refinances on trust land
- Streamline refinances
- Credit qualifying

WHO SHOULD ATTEND

Lending Community: CRA officers, loan originators, processors and underwriters from banks and mortgage lending companies and secondary marketing institutions.

Tribal Community: Tribal leaders, employees, housing executive directors, housing staff, non-profits and others involved with Native American housing issues.

IMPORTANT INFORMATION

Tuition: The course is FREE! Registration is required due to space limitations.

Accommodations: A limited number of guestrooms are available at host hotels at special group rates. For hotel information, contact Customer Service at 1-800-992-4489. Please make your reservations directly with the hotel. Be sure to mention the Section 184 Training when making your guest room reservation. Please note that making hotel reservations does not register you for the course.

Special Needs: The training locations are accessible to persons with physical disabilities. Persons who need auxiliary aids or services, such as sign language interpreters, assistive listening devices, a reader or training materials in large print or Braille, should contact the Seminar Facilitator at 1-800-992-4489, ext. 108, no less than two weeks prior to the training so that the appropriate arrangements can be made. Individuals using TTY/TDD machines may contact the Training Coordinator at 703-654-7805.

Travel Arrangements: Cost savings are often possible by making advance travel arrangements. However, HUD cannot be responsible for penalties incurred. Do not make airline arrangements that may result in penalties until you receive written confirmation notice from the Seminar Facilitator.

Available Scholarships: The National American Indian Housing Council (NAIHC) is offering scholarships to cover the cost of travel and lodging for eligible housing and tribal staff and board members wishing to attend classes offered by ONAP. For more information contact NAIHC Field Services Department at 800-284-9165.

LENDER/TRIBAL COMBINED SESSION

DAY 2

Representatives of the Bureau of Indian Affairs will discuss the following important topics and more:

- The role of BIA Agency offices
- The role of the Land Title Records Offices
- Self Governance Tribes
- Title Status Reports and the recordation process
- Tribal Trust vs. Allotted Trust Land
- The role of BIA Realty and Credit officers



SECTION 184 TRAINING FOR LENDERS AND TRIBES

REGISTRATION FORM

Participants can register by phone, fax, mail or online at www.falmouthinstitute.com/ONAP

If you are registering by fax or mail, please reproduce this form and complete one for each individual who wishes to attend.

5 WAYS TO REGISTER

**Registration
is required to
guarantee your spot.**



By Phone:

Call 1-800-992-4489,
Monday-Friday,
9:00 a.m.-5:30 p.m. EST.



By Fax:

Complete the registration
form below and fax to
703-352-2323 anytime.



By Mail:

Return the
registration form to:
ONAP Section 184 Training
c/o Falmouth Institute,
3702 Pender Dr., Suite 300,
Fairfax, VA 22030.



Online:

Register at
www.falmouthinstitute.com/ONAP



By E-mail:

info@falmouthinstitute.com

Please select the FREE session you wish to attend:

- | | |
|--|-----------------|
| <input type="checkbox"/> MARCH 23-24, 2006 | DENVER, CO |
| <input type="checkbox"/> APRIL 11-12, 2006 | PORTLAND, OR |
| <input type="checkbox"/> APRIL 27-28, 2006 | ALBUQUERQUE, NM |
| <input type="checkbox"/> MAY 9-10, 2006 | ST. PAUL, MN |

Check one: ☐ Lender ☐ Tribe/TDHE ☐ Other: _____

Name: _____

Title: _____

Organization: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-mail: _____

For information call:

Customer Service: 800-992-4489

TTY/TTD: 703-654-7805

ONAP 184 Training

c/o Falmouth Institute
3702 Pender Drive, Suite 300
Fairfax, VA 22030

PRSRT STD
U.S. POSTAGE
PAID
MERRIFIELD, VA
PERMIT #6236



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT • OFFICE OF NATIVE AMERICAN PROGRAMS

